

GREYS

ESTATE AGENTS



Playfields Drive, Parkstone, Poole, BH12 2EG

Offers In Excess Of £450,000

- Four Bedrooms
- Superb Open Plan Kitchen / Diner
- Study
- Four Piece Family Bathroom
- Lounge With Open Fire
- Detached Family House
- Utility Room
- Garage / Workshop
- Downstairs Shower Room / W.C.
- Early Viewing Strongly Advised!

FOUR BEDROOMS / IMMACULATELY PRESENTED FAMILY HOUSE OVERLOOKING BRANKSOME RECREATION GROUND >>> Greys Estate Agents are delighted to be appointed on this very well presented and spacious detached family home situated in Poole. The accommodation comprises four bedrooms, lounge, superb open plan modern kitchen / diner with utility room, four piece family bathroom, downstairs luxury shower room, study or further bedroom, off road parking, garage and pleasant rear garden, feature summer house plus a gym. The property further benefits from UPVC double glazed windows and doors, gas central heating from a combination boiler and an enviable position overlooking Branksome Recreation Park. We encourage an internal inspection to appreciate the attention to detail and presentation. To arrange a viewing, or for further information, please contact Greys of Parkstone.



Entrance Hall

Lounge

13'5" x 12'4" (4.11m x 3.78m)

Kitchen

13'10" x 11'6" (4.24m x 3.51m)

Dining Area

15'8" x 6'11" (4.80m x 2.11m)

Utility Room

11'6" x 5'6" (3.51m x 1.70m)

Study / Bedroom Five

12'9" x 6'5" (3.89m x 1.98m)

Shower Room / W.C.

6'5" x 6'3" (1.98m x 1.91m)

Landing

Bedroom One

13'10" x 11'6" (4.22m x 3.51m)

Bedroom Two

13'5" x 11'6" (4.11m x 3.51m)

Bedroom Three

13'5" x 8'7" (4.09m x 2.62m)

Bedroom Four

11'1" x 6'5" (3.38m x 1.98m)

Bathroom

6'11" x 6'5" (2.11m x 1.96m)

Garage / Workshop

19'10" x 9'8" (6.07m x 2.95m)

Gym

7'10" x 7'6" (2.39m x 2.29m)

Summer House

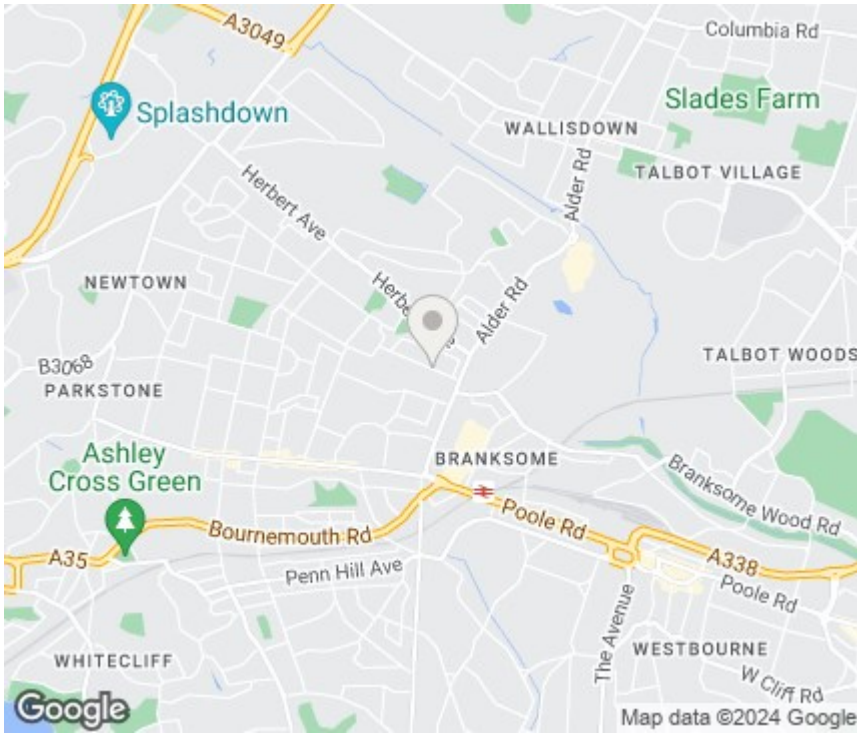
9'8" x 7'8" (2.97m x 2.36m)

Council Tax - Band D









Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.

